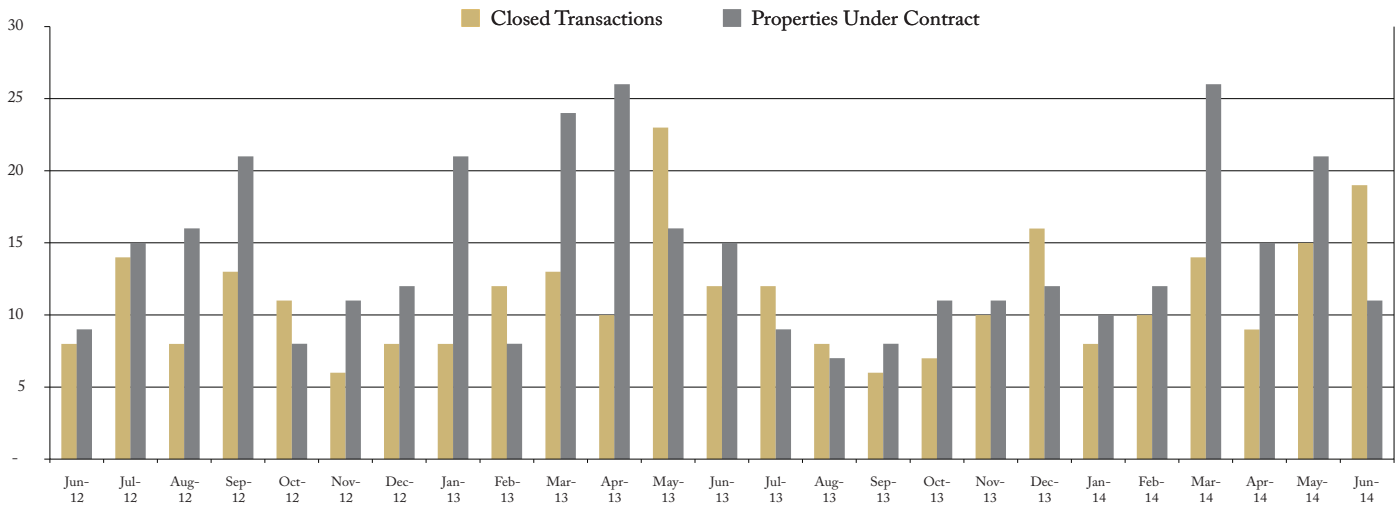


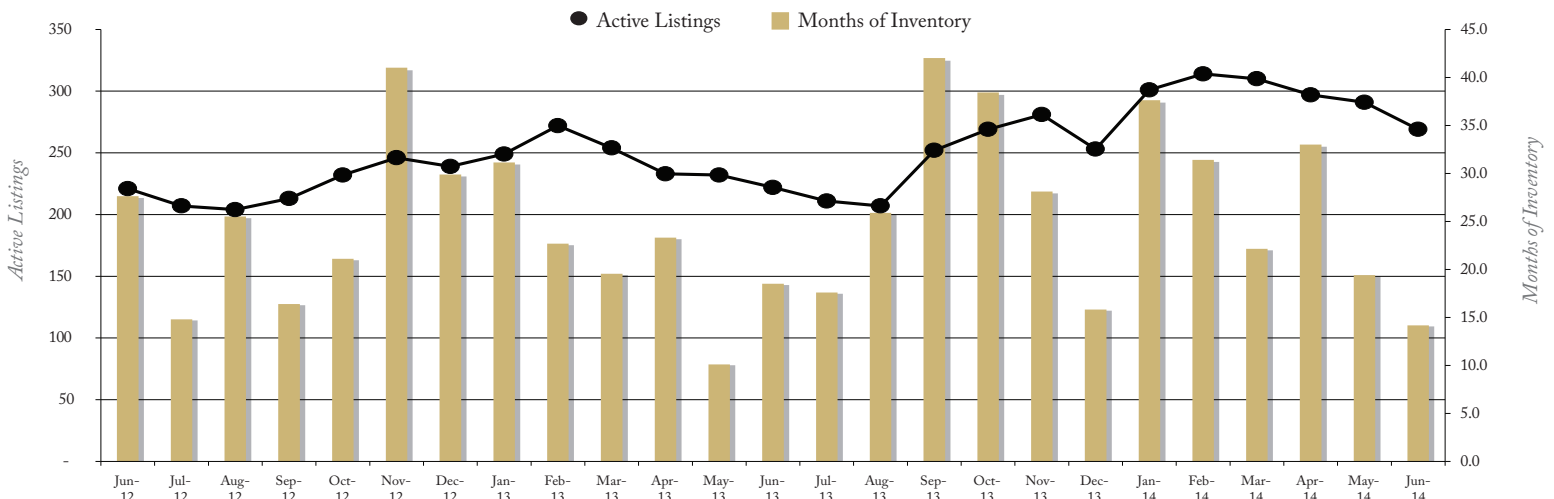


In the Tucson Luxury area, June 2014 active inventory was 269, a 21% increase from June 2013. There were 19 closings in June 2014, a 58% increase from June 2013. Months of Inventory was 14.2, down from 18.5 in June 2013. Median price of sold homes was \$970,000 for the month of June 2014, up 2% from June 2013. The Tucson Luxury area had 11 new properties under contract in June 2014, down 27% from June 2013.

## CLOSED SALES AND NEW PROPERTIES UNDER CONTRACT – TUCSON LUXURY

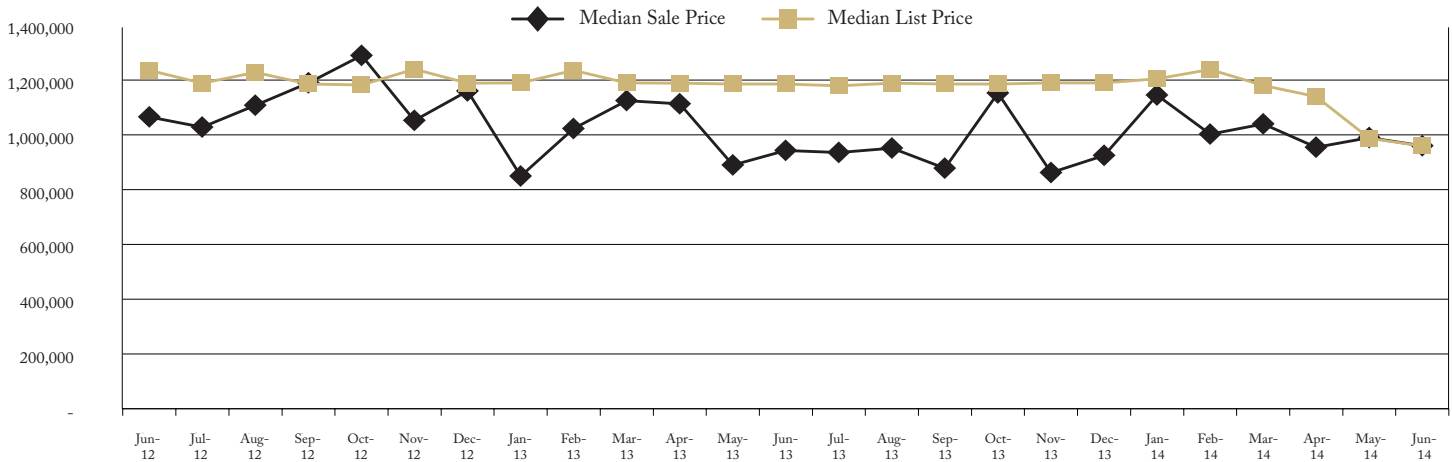


## ACTIVE LISTINGS AND MONTHS OF INVENTORY – TUCSON LUXURY





## MEDIAN SOLD PRICE AND MEDIAN LISTED PRICE – TUCSON LUXURY



## PRICE BANDED MARKET REPORT – TUCSON LUXURY RESIDENTIAL HOMES

	Active Listings	Last 6 Months Closed Sales						Current Months of Inventory	Last 3 Month Trend Months of Inventory	Market Conditions
		Jan-14	Feb-14	Mar-14	Apr-14	May-14	Jun-14			
\$800,000 - 899,999	61	2	2	3	3	4	7	8.7	12.1	Buyer
\$900,000 - 999,999	40	1	3	3	3	3	3	13.3	13.9	Buyer
\$1,000,000 - \$1,249,999	48	2	3	3	3	6	5	9.6	12.8	Buyer
\$1,250,000 - \$1,499,999	46	2	1	3	2	1	2	23.0	34.2	Buyer
\$1,500,000 - \$1,749,999	23	0	1	0	0	0	1	23.0	77.0	Buyer
\$1,750,000 - \$1,999,999	20	0	0	1	0	1	0	n/a	75.0	Buyer
\$2,000,000 - and over	30	1	0	1	0	0	1	30.0	117.0	Buyer
<b>TOTAL</b>	<b>268</b>	<b>8</b>	<b>10</b>	<b>14</b>	<b>11</b>	<b>15</b>	<b>19</b>	<b>14.1</b>	<b>20.3</b>	<b>Buyer</b>

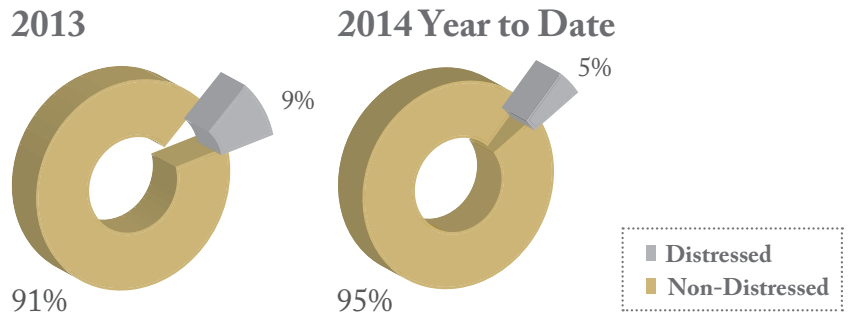


Statistics based on information obtained from TARMLS and using Brokermetrics software on 07/03/2014 for all residential properties priced \$800,000 and above. 3 month trend in months of inventory is the average of closed sales and active listing data from 04/01/2014 - 6/30/2014. Information is believed to be reliable, but not guaranteed.



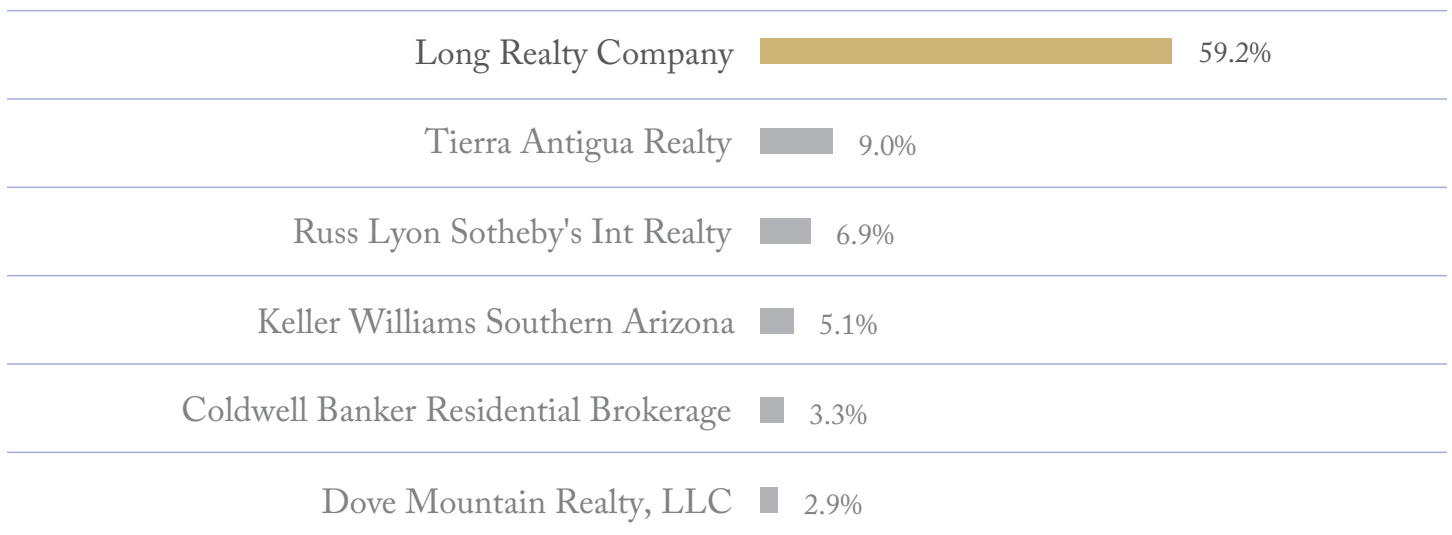
## DISTRESSED VS. NON-DISTRESSED SALES – TUCSON LUXURY

*The percentage of property sales that are distressed, meaning bank owned or short sales, for the current year as compared to the same time period last year. A lower percentage of distressed sales can lead to improving market conditions.*



## MARKET SHARE – TUCSON LUXURY

*Long Realty leads the market in successful real estate sales.*



Data Obtained 07/03/2014 from TARMLS using BrokerMetrics software for all closed residential units between 07/01/2013 – 06/30/2014 rounded to the nearest tenth of one percent and deemed to be correct.

The Tucson Luxury Housing Report is comprised of data for residential luxury properties priced \$800,000 and above in TARMLS for the Tucson Metro Area. Real Estate remains very localized and market conditions can vary greatly by not only geographic area but also by price range. Please feel free to contact me for a more in-depth analysis.